



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

November 9, 2006

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4B - PARCEL 19 - NEW DEPARTMENTAL
ADMINISTRATION BUILDING - DCB #06-004**

Overview

Previously presented to your Board, the Department of Beaches and Harbors (Applicant) is seeking Design Control Board (DCB) conceptual approval at this time for the proposed development of a new administration building on the eastern portion of Parcel 20 (hereinafter referred to as Parcel 19). Applicant will return to the DCB for approval of building architectural details and signage prior to completing the entitlements process.

Background

On February 6, 2002, the California Coastal Commission (CCC) approved development by the current lessee of the Tradewinds Marina (the anchorage) on the waterside of Parcel 20 and the Capri Apartments on the western land portion of Parcel 20 (Phase I), and a new commercial building on the eastern portion of that parcel (Phase II) to replace the existing yacht club, marine commercial offices, associated parking and boater parking. Lessee has agreed to relocate the Phase II redevelopment to Parcel 21 and incorporate it into a new facility (per DCB #05-016, attached). The landside area to be vacated on Parcel 20 (now being referred to as Parcel 19) will allow for the relocation, replacement and consolidation into one facility of the Applicant's administration facilities currently located on two parcels on Fiji Way, dispersed between a shared facility with the Sheriff's station on Parcel 62 and in several trailers on Parcel GG.

Entitlement Background

The proposed development at Parcel 19 is directly related to the proposed redevelopment of Marina Parcel 20, Parcel 21, and Parcels 52/GG. Specifically, as already approved by your Board (DCB #05-016), the uses on the eastern end of Parcel 20 are being relocated onto the end of Parcel 21, a leasehold also controlled by an affiliate of the Parcel 20 lessee. In order to accommodate the development of a dry-stack boat storage facility and other boater amenities on Parcels 52/GG, Applicant's trailers existing on Parcel GG must be relocated. Reuse of the eastern end of Parcel 20 (Parcel 19) with the Applicant's administration facility, therefore, enables the development of Parcels 52/GG, while also allowing for the consolidation of Applicant's administration. A Marina Local Coastal Program (LCP) amendment will need to be

secured to transfer the current designation for Parcels 52/GG, "Public Facility", to Parcel 19 and move from Parcel 20 to Parcel 21 the "Marine Commercial" designation.

Existing Uses

Currently, the eastern portion of Parcel 20 (Parcel 19) contains a two-story wooden building housing a yacht club, assembly area, administration, storage, kitchen (4,585 sq. ft.), office space (2,300 sq. ft.), and adjacent open parking for 231 cars. As mentioned above, these uses will be relocated to adjacent Parcel 21.

Proposed Project

The proposed project includes a five-story above-grade building with parking. The proposed site totals approximately 24,960 sq. ft. and would accommodate 26,000 gross sq. ft. of office space located on the fourth and fifth floors of the administration building and 116 parking spaces located on one level of subterranean parking and the first three floors of the administration building. The Applicant's building massing studies provide for a maximum 56-foot high structure with a total view corridor of 52.66 feet located on both the east and west sides of the structure.

View Corridor

The proposed project site has 192.66 linear feet of water frontage. Two view corridors are provided measuring 22.66 feet (east side) and 30 feet (west side), for a total of 52.66 feet. For a 45-foot high building, the LCP requires a 20% view corridor. For every additional 1.5 feet of height, the LCP requires an additional 1% of view corridor. As the proposed building is 56 feet high, a view corridor of 27.33% (52.66 feet) is required, which the proposed view corridor meets.

Parking

The building would contain one level of subterranean parking, one level of parking at grade and parking on floors two and three. Floors four and five would each contain 13,000 gross sq. ft. of administrative office for a total of 26,000 gross sq. ft. Parking will be accessed directly from Panay Way to the middle of the proposed building for interior parking and to the west side of the building for at-grade parking. The proposed 26,000 gross sq. ft. of administrative office use requires a minimum of 65 parking spaces (1:400 sq. ft. per code); however, Applicant is providing a combined total of 116 spaces to accommodate its public meetings and special events.

Architectural Description, Colors, Materials and Signage

The Applicant is only seeking DCB conceptual approval at this time for the proposed facility. The proposed site and building details and required elevations are not provided at this time, because the Applicant will be seeking proposals for completion of the building through issuance of a Request for Proposals (RFP) designed to elicit quality design alternatives for this unique

waterfront development opportunity and to streamline the development process. Once the site design and architectural treatment alternatives are available, the Applicant will return to the DCB for approval of those elements and public access and promenade signage prior to completing the entitlements process.

Waterfront Promenade

Parcel 19 does not include the waterfront promenade area. The waterfront promenade area remains on Parcel 20 and, therefore, the Parcel 20 lessee remains responsible for the provision of a 28-foot wide improved waterfront promenade along the bulkhead adjacent to Parcel 19, consistent with adjacent parcel developments on Parcels 18 (Dolphin Marina) and 20.

Landscape Palette

Proposed trees include 27 Mexican Fan Palms (*Washingtonia robusta*), ranging from 10 to 20 feet high located around the parking lot, street frontage and building perimeter, four Giant Bird of Paradise (*Strelitzia nicolai*, 24-inch and 36-inch boxes) at the building corners, and nine *Albizia distachya* 'Plume Albizia' (36-inch box), to accent the east, west and south faces of the proposed building. Shrubs and groundcover will include Kangaroo Paw (*Anigozanthos flavidus*), New Zealand Flax (*Phormium tenax* 'Maori Maiden'), Bird of Paradise (*Strelitzia reginae*), Blue Fescue (*Festuca ovina* 'Glaucua'), and Trailing Lantana (*Lantana montevidensis* 'Spreading Sunset').

STAFF REVIEW

This proposal is a request to complete the redevelopment of the eastern portion of Parcel 20 (to be redesignated Parcel 19) by replacing a small existing commercial building with a larger administrative office building for Applicant. In addition to enabling the development of Applicant's new administration facility on the redesignated Parcel 19, approval of this proposal would also allow for the development of a new dry-stack boating facility on Parcels 52/GG.

Required public improvements include a 28-foot wide promenade (20-foot wide fire access lane plus 8-foot wide landscape strip). Special development considerations include height category 3 (45 feet height limit with a 20% view corridor), unless an expanded view corridor is provided and, then, there is a 75-foot height maximum with a 40% view corridor.

The Department of Regional Planning (DRP) and, thereafter, the CCC will evaluate and decide upon the transfer of the LCP-designated "Public Facility" use from Parcels 52/GG to Parcel 20(19) and the relocation of the Marine Commercial uses from Parcel 20(19) to Parcel 21. Although it appears that the view corridor and parking requirements will be met, DRP and CCC will fully evaluate and determine conformity.

Fire access along the waterfront promenade of Parcel 19 will be provided via the 20-foot wide public promenade on Parcel 20, which is acceptable to the Fire Department. The proposed

promenade paving pattern would be similar in texture and color to Parcels 21 and 18. The proposed color palette of various promenade amenities includes three colors: the light poles and fencing are in black; the bollards are in white; and the benches and trash receptacles are in "Blue Spruce". The adjacent Parcel 20 redevelopment (Capri Apartments) has black bollards, with the other items being consistent with those proposed on Parcel 21. The Department of Beaches and Harbors recommends that only two colors of metal accessories be used and that the bollards be painted black rather than white, with, if necessary, reflective devices attached to them. More detail is required for the light fixtures, including the determination of lighting levels proposed for the proposed light fixtures to reduce light spillage against the night sky.. More detail is required to determine the extent of suitable "public promenade" and "public access" signage needed.

Recommendation

The Department of Beaches and Harbors supports the proposed project, which is in conformance with the *Specifications and Minimum Standards of Architectural Treatment & Construction*.

The Department of Beaches and Harbors recommends APPROVAL of DCB #06-004 with the following conditions:

- 1) Paint the bollards black so that there are only two colors for the metal elements along the promenade (lighting, benches, trash receptacles and bollards);**
- 2) Confirm the number and placement of promenade light fixtures and building-mounted light fixtures;**
- 3) Provide design and specifications for added "Public Accessway" signage visible from Panay Way and "Public Promenade" signage along the promenade to encourage waterfront access; and**
- 4) Following completion of the design/build process and PRIOR to completing the entitlement process, the Department shall seek conceptual approval from the DCB for building architectural details and building signage.**



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Design Control Board Permit DCB #05-016

PARCEL NAME: Holiday Harbor

PARCEL NUMBER: 21

REQUEST: Consideration of a new building and severance of the westernmost portion of the parcel for future use as public parking.

ACTION: Approved in concept with conditions.

CONDITION: The applicant should consider the public benefit in the building layout; access for public parking; adding palm trees against the elliptical façade; and using the highest quality materials for the project.

MEETING DATE: August 18, 2005